Valley Springs Community Area General Plan...

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DEVELOPMENT POLICY

The people of Valley Springs recognize that the community will develop and grow. This general plan is their statement of how and where they want it to grow. The plan should result in an attractive, pleasant community.

The community will encourage development in a compact area economically served by utilities and services.

The community will discourage strip development along the roads and highways leading from the town.

"Clean" industries not producing excessive noise will be encouraged to establish between the railroad track and the adopted route alignment for Highways 12 and 26, to provide increased employment opportunities for the residents.

Commercial activities will be located along Highway 12 within the community. An additional area sufficient for a shopping center or several businesses is located on both sides of Highway 26 between the proposed alignment and the railroad tracks.

The sewage treatment plant is being expanded and acreage has been allowed for future expansion if needed.

Multiple family residential areas should be ample and close to shopping and other facilities.

Expansion of single family homes should be to the north and east, a relatively level area easily served by water and sewer.

The community park will be developed as the residents decide, to provide facilities for all age groups.

Well-kept, attractive buildings along the main roads through town contribute to community pride and encourage visitors to stop. A small, landscaped rest area near the intersection of Highways 12 and 26 could be enjoyed by visitors and local residents in the downtown area.

Space is available in the commercial area for a bank and a medical building.

Valley Springs has room for planned growth instead of sprawl. It will remain an attractive community for residents and visitors.

Valley Springs is one of very few places in the county with flat land adjacent to railroad, highways, water, power and sewer, providing an area suitable for light industry. With popular recreational attractions nearby, its prosperity and future growth seem certain.

VALLEY SPRINGS COMMUNITY AREA
GENERAL PLAN

Valley Springs is a quiet Sierra foothill town at the junction of Highways 12 and 26. Brush-covered hills rise to the north and west of town with flat and rolling grassland to the south and east. At an altitude of 660 feet Valley Springs has an average annual rainfall of about 20 inches.

A railroad, originally planned to run from the Mokelumne River to Calaveras Big Trees, ended at Valley Springs in 1884. The townsite was laid out with 18 blocks and tree-lined streets. In 1926 the railroad was extended to the cement plant in San Andreas.

Two large reservoirs, Pardee and Hogan are within 5 miles of Valley Springs with Camanche Reservoir a few miles farther. Besides providing water storage, these lakes draw thousands of weekenders and vacationers for boating, fishing, and camping.

Valley Springs lies at the junction of the roads leading to Hogan and Pardee Reservoirs and has become the main local supply center for visitors using these lakes. Highway 12, which serves as the town's main street through its commercial center, also carries most local and weekend traffic to higher parts of the county and the Bear Valley - Mt. Reba area.

A route has been adopted by the State Division of Highways passing Highways 12 and 26 around Valley Springs. However, funds available for highway building have shrunk while costs have grown. Recently thought has been given to "unadopting" the route.

Daily trains pass through Valley Springs carrying cement from the Flintkote plant in San Andreas.

The population of Valley Springs is about 1,060 (based on the Post Office estimate of 399 households and a family factor of 2.66 valid in the 1970 census of the county).

Stores and restaurants line Highway 12, with three quarters of them on its north side. The main residential area extends from this narrow commercial strip to the base of the hills north of town.

An elementary school serves kindergarten through eighth grade students from the town and a wide area of western Calaveras County. Adjacent to the school is a park area being developed by the townspeople. Valley Springs has a community hall, post office, fire station and several mobile-home parks.

CALAVERAS COUNTY

DEPARTMENT OF

BUILDING AND PLANNING

Government Center Telephone 209-754-4247

SAN ANDREAS, CALIFORNIA 95249

TED BRUBAKER,
Director

February 5, 1975

Honorable Board of Supervisors
County of Calaveras
Government Center
San Andreas, California

Gentlemen:

We are pleased to submit herewith the Valley Springs Community Area General Plan which was approved by your Planning Commission on November 7, 1974.

This plan was prepared at your direction by the Planning Commission with active assistance of staff and residents of the community of Valley Springs.

We are confident that the plan, which attempts to recognize and coordinate the long range desires of the community, both private and public will prove to be of substantial benefit to the County in serving as a guide for the orderly growth of Valley Springs.

Respectfully,

Ted Brubaker

TED BRUBAKER
DIRECTOR

TB:jw

VALLEY SPRINGS COMMUNITY AREA GENERAL PLAN

CALAVERAS COUNTY, CALIFORNIA

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C. 1975 VALLEY SPRINGS COMMUNITY PLAN

The Court also requires a similar addition to Plan policies as is required for Murphys. The consistent zones need to be specified within the text of the Community Plan. The section in the Plan called "Development Policy" on page 2 needs to have the following text added to the Plan:

Land use designations are shown on the Community Plan map to indicate the density and intensity of land usage during the life of the Plan. The following chart shall indicate the zoning districts that are permitted under the land use designations:

DETERMINATION OF CONSISTENT ZONING DISTRICTS FROM LAND USE DESIGNATIONS: Valley Springs Communi Plan

Density = the number of acres per dwelling units
Intensity = the number of persons per acre
(3), (6), (12) = number of units per acre
*-no residential land uses permitted in this zone, except for one caretaker mobilehome per lega lot.
- Density and intensity is the same as "Multiple family".

LAND USE DESIGNATION (from map)	Consistent zone	Public water, sewer		Public water, septic		Private well, sept	
		Density acres	Intensity persons	Density acres	Intensity persons	Density acres	Intensit persons
Single Family Residential	R1	.16(6)	15.59	1	2.59	5	.52
Multiple Family Residential	R3	.08(12)	31.18	.16(6)	15.59	.33(3)	7.80
Public, Semi-Public	*PS	*	*	*	*	*	*
Commercial	C1	35% lot coverage#		35% lot coverage#		35% lot coverage#	
	C2	90% lot coverage#		75% lot coverage #		50% lot coverage#	
	CP	90% lot coverage		75% lot coverage		50% lot coverage	
		.08(12	31.18	.16(6)	15.59	.33(3)	7.80
Industrial	M1	90% lot coverage*		75% lot coverage*		50% lot coverage*	
	M2	90% lot coverage*		75% lot coverage*		50% lot coverage*	
Recreation	REC	20	.13	20	.13	20	.13
Commercial Recreation	REC	20	.13	20	.13	20	.13
	C1	35% lot coverage#		35% lot coverage #		35% lot coverage #	
	C2	90% lot coverage #		75% lot coverage #		35% lot coverage #	
Agriculture Rural	RA	5	.52	5	.52	5	.52
	A1	20	.13	20	.13	20	.13
Agriculture Preserve	AP	50	.10	50	.10	50	.10
Rural Residential	RR	1	2.59	1	2.59	5	.52
Residential Community	R1	.16(6)	15.59	1	2.59	5	.52

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